# Council
# 15 July 2004
# Leader's Report

## Gillingham Football Club

On 29 June the Chairman of Gillingham Football Club wrote to the Leader enclosing the Club's feasibility study on the proposals for an arena and sustainable village on Temple Waterfront. The letter stated that the Club saw no solution to the site's problems of transportation and parking, and the Club concluded that it would intensify its search for a suitable site outside Medway but within the County of Kent.

The Leader replied to the Chairman on 30 June and offered to sit down with interested parties to consider possible alternative sites. An offer to co-operate in the initial work into the viability of any potential site was made.

Officers have been instructed to undertake a thorough review of all potential sites in Medway – both those previously considered and any new sites which have become possibilities since the original feasibility report was completed in 2001. The results of this review will be reported to Members in due course.

## Chatham

The Development Framework for Chatham Centre and Waterfront will be considered by the Cabinet on 20 July. Core components of the development framework are:

- Improved shopping and leisure facilities
- New central library and learning resource, First Point of Contact, performing arts space and civic offices, new public square and mixed use (retail, cafes, cultural) development
- Up to 1500 new dwellings
- Reconfiguration of the road system, demolition of Sir John Hawkins Way, development of the railway station in preparation for CTRL, new bus facility, programme of environmental improvements and improved parking
- A new Waterfront Park.

Following a ten-month period of consultation a number of key changes have been made. Some examples are set out below:

- Amendments relating to the historic environment and its setting, particularly at Fort Amherst and the Great Lines
- An increase in the amount of green and open space on the Waterfront

- Further clarification on the three options for change to the highway network and the reasons why changes need to occur are now included. Further transport capacity testing and highway design work ahead of major highway changes will be commissioned

- Further emphasis on the connectivity of Chatham Centre and Waterfront to the other key sites along Medway Waterfront, particulary Star Hill to Sun Pier, Fort Amhurst, and the Historic Dockyard and its defences, in the context of the emerging Medway Waterfront Renaissance Strategy.

The Development Framework is available on the Council's website at:

http://www.medway.gov.uk/index/business/regeneration/sites/chathamcentre.htm

**Medway Magna Proposals**

Medway Magna is a proposal for a major urban extension of Medway in the area between Hempstead and Walderslade. It has been made by a consortium of local landowners in the form of a representation to the Kent and Medway Structure Plan. The proposal includes:

- 9,250 houses
- New employment areas (business parks)
- the Medway Towns Southern Peripheral Road (linking Hempstead and Lordswood).
- an Area of Local Landscape Importance (ALLI)
- Capstone Park - a designated country park
- two Sites of Nature Conservation Interest (SNCI) at Darland Banks and South Wood
- community woodland
- protected open space
- Hempstead Valley
- an ALLI/Strategic Gap and an Area of Outstanding Natural Beauty (AONB) south of the M2
- Elm Court
- proposed playing fields.

Normally, development proposals are made through planning applications but in this case, the developer has made representations to the Kent and Medway Structure Plan.

This plan is due to be considered at an Examination in Public (EIP) at County Hall, Maidstone, beginning on 7 September 2004. Objections will be reported to the panel conducting the examination and this proposal will be strongly contested by Medway Council. The deadline for submissions is 19 July.

The Council will raise the following key issues at the Examination:

- the proposal is for greenfield development
- this scale of development is simply not required – even in the Thames Gateway

- it would undermine the regeneration of urban sites such as Rochester Riverside
- there are alternative ways of improving public transport
- the proposal undermines the whole development and regeneration strategy for Medway.

**Medway Waterfront Renaissance Strategy**

Medway has 920 hectares of brownfield land along 11km of river frontage. The River Medway is one of the ten busiest working rivers in the UK and one of the cleanest in the south-east. 3.5 million visitors per year, bring £170 million into the local economy. Medway also boasts a unique built heritage: the Chatham Historic Dockyard and fortifications at Fort Amherst constitute the finest surviving example in Britain of a Georgian Royal Dockyard.

The Medway Waterfront Renaissance Strategy is based on Members' determination to see the transformation of old industrial sites along Medway. The strategy is an overarching framework for the next 20 years which brings together and builds upon planning guidance already in place and establishes the context for the regeneration activity generated by the investment from the Office of the Deputy Prime Minister through the Sustainable Communities Plan.

The Medway Waterfront Renaissance Strategy includes the following key sites:

Chatham
Star Hill to Sun Pier
The University
Chatham Maritime
The Upnors
Temple Marsh
Gillingham Waterfront, town centre and pier.
Rochester Riverside
Medway City Estate
The Dockyard
The Lines
Strood
The Esplanade

**2003/04 Budget**

Underspend of £18,000 against a budget of £265.6m. £47m capital spend against a target of £49.5m. Detailed analysis is set out in item 11(A) of the Council agenda.